

SITE VISIT DETAILS

20/05/13

● ADDRESS:

TOPOGRAPHY:

TREES:

BOUNDARY TREATMENT:

SITE CHARACTERISTICS:

Storeys: 1/ 2/ 3

Semi-/ Detached/ Terraced

Walls:

Roof:

Other:

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Size of Plots:

Neighbouring windows:

Other:

* ~~REF PD AS IS A2 NOT B1~~

* ~~CANT APPROVE PD.~~

* ~~WITHDRAWN~~

* BUT IS OTHERWISE FINE.

* ~~FROM~~ LOWER OF OFFICE IS A2 ACCORDING
TO ACT BUT VACANT 4 YEARS

* LOWER GF : OFFICE (A2)

* GF : A2 -> 2 FLOORS

* IN ALL WITH PART 3 CLASS F.

Simon Davis

From: [REDACTED]
Sent: porka986@aol.com
To: 24 May 2013 13:35
Subject: Simon Davis
Re: Application for LDC at 1 & 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex (Ref. BR/111/13/CLP).

~~Dear Simon - I will arrange amendments right away as suggested, and return all documentation to you. Thanks for assistance.~~

Regards,

David.

-----Original Message-----

From: Simon Davis <Simon.Davis@arun.gov.uk>

To: porka986 <porka986@aol.com>

Sent: Fri, 24 May 2013 9:20

Subject: RE: Application for LDC at 1 & 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex (Ref. BR/111/13/CLP).

Dear David,

Ok if you can submit an amended design proposals plan together with a letter stating that you agree to an amended description such as "Application for a Certificate of Lawfulness for a Proposed Use – change of use from offices (A2 Financial & Professional Uses) to 1 flat (C3 Dwelling Houses)" and also indicate that the address is now 1 or 2 (whichever is the correct number) Sidlaw Terrace

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control

Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

Telephone: +44 (0)1903 737874

Visit Arun's web site at www.arun.gov.uk

P Save the environment - think before you print.

From: [REDACTED]m]

Sent: 23 May 2013 18:26

To: Simon Davis

Subject: Re: Application for LDC at 1 & 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex (Ref. BR/111/13/CLP).

Dear Simon - Many thanks for your quick response, and in the circumstances can you please proceed with consideration of the flat over the existing offices and to that end I am happy to amend the drawing and accept an amended description. The other flat can be the subject of a planning application at a later date.

Regards,

David.

-----Original Message-----

From: Simon Davis <Simon.Davis@arun.gov.uk>

To: porka986 [REDACTED]

Sent: Thu, 23 May 2013 15:27

Subject: RE: Application for LDC at 1 & 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex (Ref. BR/111/13/CLP).

Dear David,

Thanks for the update.

Unfortunately, on the basis that part of the lower ground floor has two flats, I don't think that the proposal represents permitted development. I take this view on the basis of F.1 (a) "some or all of the parts of the building used for any purposes within Class A1 or Class A2, as the case may be, of the Schedule to the Use Classes Order shall be situated on a floor below the part of the building used as a single flat;"

You propose 2 new flats at ground floor level, however, only 1 of these two flats will have an A2 use on the lower ground floor below it, the other would have 2 existing flats below it. I welcome your thoughts on the matter.

Notwithstanding the current matter, my opinion is that a change of use planning application from office to 2 flats at ground floor would probably be acceptable.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
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P Save the environment - think before you print.

From: [REDACTED]
Sent: 23 May 2013 13:04
To: Simon Davis
Subject: Application for LDC at 1 & 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex (Ref. BR/111/13/CLP).

Dear Simon - Further to our telephone conversation yesterday re the existing lower ground floor, at the time, I did not have the plans in front of me and having checked can confirm that that part of the lower ground floor shown as living accommodation is indeed in residential use. The submitted photos are solely of the front and rear offices that comprise the right hand side of that part of the building. The accountancy firm that currently occupies the lower ground floor originally used the ground floor as well, but as the business shrunk the ground floor the subject of the application became vacant. Hence the lower ground floor offices and the former ground floor offices represent the planning unit and the condition "some or all of the parts of the building used.... shall be situated on a floor below the part of the building used up to two flats" is satisfied, Apologies for the confusion.

Regards,

David.
<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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Simon Davis

From: Simon Davis
Sent: 23 May 2013 15:16
To: [REDACTED]
Subject: RE: Application for LDC at 1 & 2, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex (Ref. BR/111/13/CLP).

Dear David,

Thanks for the update.

Unfortunately, on the basis that part of the lower ground floor has two flats, I don't think that the proposal represents permitted development. I take this view on the basis of F.1 (a) "some or all of the parts of the building used for any purposes within Class A1 or Class A2, as the case may be, of the Schedule to the Use Classes Order shall be situated on a floor below the part of the building used as a single flat;"

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Simon J Davis MRTPI, Senior Planning Officer, Development Control
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David.

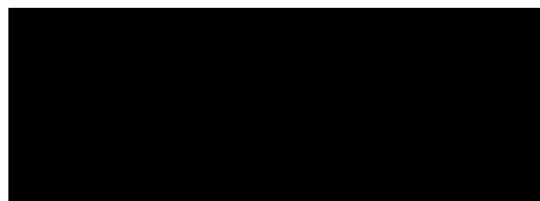
* HE SAYS PLANNING UNIT IS
LOWER GF OFFICE + OFFICES ABOVE

DAVID HARRIS BTP. MRTPI.

Chartered Town Planner

Planning & Development Consultant

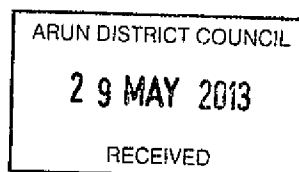
45, Langley Grove,
Aldwick,
Bognor Regis
West Sussex,
PO21 4LJ.



My Ref. PD/BR/13

Your Ref. BR/111/13/CLP

25th May 2013.



Dear Mr. Davis,

Application for a Certificate of Lawfulness for a Proposed Use – change of use from offices (A2 Financial and Professional Services) to 1 flat (C3 Dwelling Houses) at 1, Sidlaw Terrace, Clarence Road, Bognor Regis, West Sussex.

I refer to the above and following our discussions confirm my agreement to the above description.

Furthermore, for the avoidance of doubt, I enclose revised drawings annotated to show that the adjoining floorspace previously referred to as No. 2, Sidlaw Terrace remains as shown on the existing ground floor plan (Drwg. No. 1232/01) and no longer forms part of the application.

Thank you for your assistance.

Yours sincerely,



David Harris.

ACTION SHEET

APPLICATION NUMBER BR/111/13/CLP

OFFICER NAME Simon DAVIS

SCANNED
30 MAY 2013

SUBSTITUTE PLANS/FORMS YES NO DATE RECEIVED 29/05/13

SUPERSEDE PREVIOUS PLANS (please give details e.g. plan number or type)

1232/02 A "DESIGN PRESENTS"

MINOR AMENDMENT YES NO DATE RECEIVED

SUPPLEMENTARY PLANS YES NO DATE RECEIVED

ADDITIONAL PLANS YES NO DATE RECEIVED

LANDSCAPING YES NO DATE RECEIVED

RE-ADVERTISEMENT YES NO

If YES, reason for re-advertisement

LIST No.

CHANGE DESCRIPTION/ADDRESS TO READ:- AS PER COGNIC LATER ATTACHED

NOTIFY PARISH COUNCIL YES NO

NOTIFY REPS YES NO if yes, No. of days to reply

SIGNED [REDACTED] DATED 30/05/13

ACTIONED:- SIGNED [REDACTED] DATED 30/5/13



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